

ZONING AND ADJUSTMENT BOARD

September 4, 2007

The Zoning and Adjustment Board of Sumter County, Florida, convened on Tuesday, September 4, 2007, at 6:30 pm with the following members present: Larry Story – Chairman, Frank Topping, Nathan Yoder, Marge Thies, Woody Hill, Brad Shepherd, Richard Cole, Ron Berry, Bailey Cassels, Todd Brown, and Dossie Singleton.

Frank Szczepanski was absent.

Brad Cornelius - Planning Manager, and Sandy Cassels – Recording Secretary, were present.
Lee Hawkins - Zoning and Adjustment Board Attorney was also present

Chairman Larry Story called the meeting to order.

Marge Thies led the pledge of allegiance and Mr. Berry led the prayer.

Mr. Story presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the August 20, 2007, meeting. Mr. Berry seconded the motion and the motion carried.

T2007-0024

Frederick & Deborah Connell – Temporary Use Permit for three (3) years to allow a RV for a care receiver's residence.

Mr. Cole made the motion to remove this application from the table. Mr. Berry seconded the motion and the motion carried.

Mr. Story read a letter received from the applicant requesting this application be withdrawn.

T2007-0029

David Roy & Cynthia Kingry – Renew Temporary Use Permit for one (1) year to allow a RV while residence is under construction.

Mr. Cole made a motion to remove this application from the table. Mr. Berry seconded the motion and the motion carried.

Mr. Kingry, applicant, was present and requesting a temporary use permit for one (1) year for a RV while the residence is under construction. There were six (6) notices sent. Of the six (6) notices sent, none were returned in favor or in objection. There were no objections from the audience. Mr. Topping asked Mr. Kingry how much longer Mr. Kingry believes the construction of the residence will take. Mr. Kingry stated he should be calling in for his final inspections within the next month. Mr. Cornelius stated this TUP is only renewable through January 6, 2008, when the current building permit extension expires.

Mr. Topping made the motion to approve this Temporary Use Permit. Mr. Cassels seconded the motion and the motion carried.

T2007-0030

Joceline Bigras - Temporary Use Permit for three (3) years to allow a RV as a caregiver's residence.

Joceline Bigras, applicant, was present and requesting a Temporary Use Permit (TUP) for three years to allow a mobile home as a caregiver's residence. There were six (6) notices sent. Of the six (6) notices sent, none were returned in favor or in objection. There were no objections from the audience. Mrs. Bigras explained her husband is the one in need of care and her daughter plans to move to Sumter County to care for him.

Mr. Topping made a motion to approve the requested Temporary Use Permit (TUP). Mr. Cole seconded the motion and the motion carried.

S2007-0013

Cornerstone Community Church – Special Use Permit (SUP) to allow a Church

Nicholas Corbo, representative for the applicant, was present and requesting a Special Use Permit to allow a church on 10 acres MOL. There was one (1) notice sent which was not returned. Ms. Thies asked if there was a previous SUP for this church at this location. Mr. Cornelius explained the previous SUP expired, and the currently proposed Church is larger than the previously approved SUP. Mr. Story asked Mr. Corbo if there would be a school at this location. Mr. Corbo stated there would only be Sunday school as the church is not planning to have a K-12 school. Mr. Cornelius stated the Development Review Committee recommended approval.

Mr. Topping made a motion to approve the Special Use Permit. Mr. Shepard seconded the motion and the motion carried.

SS2007-0010

William Hayes & Jessica Scherpf – Small Scale Land Use Change on 0.26 acres MOL

Doug Ressler, representative for the owners, was present, and requesting a Small Scale Land Use Change on 0.26 acres MOL from Low Density Residential to Commercial. There were six (6) notices sent. Of the six (6) notices sent, two (2) were returned in objection and two (2) were returned in favor. Mr. Cornelius read the letters of objection into the record.

The Zoning and Adjustment Board (ZAB) discussed the compatibility of commercial land use and zoning with the residential uses in the area. The Board also discussed the lots owned by the Florida Department of Transportation located between the subject property and SR 44.

Mr. Ressler explained his plans for refurbishing the existing residence, and converting it to a hearing aid store.

Mr. Ressler expressed interest in tabling this application and the related rezoning application (R2007-0045) until the October 15, 2007 ZAB meeting and amending the application from CL (Light Commercial) to CP (Planned Commercial).

Mr. Topping made the motion to table this application until the October 15, 2007 ZAB meeting at the request of the representative for the owner. Mr. Brown seconded the motion and the motion carried.

Other Business

Mr. Cornelius informed the ZAB that the Public School Facilities Element to the Comprehensive Plan will be coming before the ZAB in October. Mr. Cornelius explained the new Land Development Code is scheduled to be complete by the end of 2008. Mr. Cornelius also discussed county-wide rezoning and how the process is taking place, what steps are involved, and what steps have begun.

Mr. Topping asked if Mr. Cornelius could create a map of the SR 44 corridor, between US 301 and the Lake County line, for the ZAB to discuss commercial land use conversions in the future. Mr. Cornelius stated he will present this map for the ZAB at the October 15, 2007 meeting.

The ZAB discussed the different types of commercial zonings and the requirements for property to be rezoned to commercial.

Mr. Cole made a motion to adjourn the meeting at 7:30 p.m. Mr. Berry seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board